



Housing Methodology Committee

Bay Conservation and Development Commission (BCDC)
50 California Street, 26th Floor
San Francisco, CA

Meeting – June 29, 2006
10:00 a.m. - 12:00 noon

| | <u>Time (approx.)</u> |
|--|------------------------------|
| 1. CALL TO ORDER/INTRODUCTIONS | |
| 2. PROJECTIONS 2007 Staff presentation on the “assumptions” in Projections 2007 and the impact on RHNA. Committee discussion and feedback. | 45 Minutes |
| 3. DATA SURVEY Staff presentation on the survey form and process. Committee discussion and feedback. | 30 Minutes |
| 4. Regional Housing Need Number Staff report on how Department of Housing & Community Development determines the region’s housing need number. | 30 Minutes |
| 5. Subregions Staff report on informational meeting on subregions and open issues. Committee discussion and feedback. | 15 Minutes |
| 6. Public Comment | |
| 7. Adjournment | |
| Post - Meeting Lunch (Committee Members only): | Noon – 12:45 p. m. |

M E M O

To: ABAG Executive Board
From: Paul Fassinger, ABAG Research Director
Date: July 1, 2006
Re: Projections 2007: A Policy Based Forecast

Requested Action: Approval of Staff Recommended Forecasting Assumptions for Projections 2007

Summary

The staff is asking the Board to adopt some comprehensive forecast assumptions for Projections 2007 at an early stage in the modeling process. The assumptions serve as a general guide for the forecasting, particularly in regard to regional policies. Similar forecast assumptions were approved by the Board for our earlier *Projections 2003* and *Projections 2005*. Setting these general policy assumptions provides the necessary direction for the forecasting process.

We expect to bring refined information on our monitoring efforts to the Board at its September meeting. This refined information is being developed with technical advisory committees of the Focusing our Vision and Regional Housing Needs Allocation efforts and verified through work we are currently undertaking with local jurisdictions.

Forecast Parameters:

(1) **Some changes to the basic forecast are needed.** Updated information on employment suggests that the rate of job production since 2000 has been slower than expected. As a result the forecast of employment in 2005 is lower, and the overall growth in employment is less than in the previous forecast.

(2) **Smart Growth policies assumptions should be consistent with information obtained from ABAG's monitoring efforts.** In previous forecasts the Board has approved the assumption that smart growth changes to land use patterns that would begin to gradually occur after 2010. Some support for this concept came from a survey of local jurisdictions performed by ABAG staff in spring 2004, where local jurisdictions provided information about smart growth policies.

While that survey was a useful tool, more specific information was needed in order to compare the Projections forecasts to existing land use and land use policies. That information is being developed through ABAG's monitoring program.

In response to the policy based forecasts that ABAG began producing with Projections 2003, the Federal Highway Administration and EPA entered into a staff agreement with ABAG and MTC. Their concern was to insure that the policy assumptions for the Projections forecast were reasonable, and compared to trends and policies at the local level. As that agreement has evolved, ABAG is providing general comparative information at a regional level, and specific comparisons of forecasts with local plans and policies for 21 transit corridors across the region.

In order to undertake this effort, ABAG is constructing a GIS database that includes general and specific plans for all of the local jurisdictions in the region. The database currently includes the detailed general and specific plan information. The linkage to GIS shape files will be completed this summer.

Even after the data is complete, some additional tasks remain. In particular we must work with local jurisdictions to verify local plan information and compare it to land use assumptions and results from the Projections 2005 forecast.

While additional consultation and analysis need to take place, our preliminary results indicate that it is appropriate to assume more development near transit and in existing urban areas beginning in 2010 and gradually concentrating a higher percentage of development in those areas over the forecast period. In specific areas it is appropriate to assume higher levels of concentration, and in some, lower levels of concentration.

ABAG is also working with local jurisdictions to identifying changes to existing land use, significant policy changes, and significant errors in the previous data. Information is now available to existing land use in 2005. Policy changes like new general plans, or the designation of redevelopment areas should be considered. Significant errors related to

(3) Current levels of housing production (20,000 to 25,000 units annually) are assumed to continue throughout the forecast period and an increasing percentage of production will be in multifamily housing, although this level of growth will not achieve regional jobs housing balance during the forecast period. This is consistent with previous forecasts assumptions of additional production over “base case” levels. It was assumed that policies to promote housing production would counteract changes in the demographics underlying housing demand (aging population). The development pattern is expected to generally reflect the “network of neighborhoods” concept. Like other assumptions, the rate of housing production will be compared to planning information from local jurisdictions.

(4) Staff should work with the Housing Methodology Committee and the Focusing Our Vision’s Technical Advisory Committee to develop information and consider that information in our modeling for Projections 2007. ABAG staff is working with these committees to develop specific information that will affect regional assumptions about growth patterns, and the potential for growth in specific jurisdictions. This information should be part of our forecasting process, even if it is not eventually used in these other efforts, or if it is not completely developed for these processes.

M E M O

To: ABAG Housing Methodology Committee
From: Paul Fassinger, ABAG Research Director
Date: June 22, 2006
Re: RHNA Survey Concepts

Summary

At the previous meeting we discussed the required survey of local factors. It was the sense of the committee that it was important to conduct the survey and that local jurisdictions would be willing to make the effort to provide the information for this process. At the same time, the committee indicated that ABAG should provide draft information for any factors where it is available and set specific guidelines for the type of information that would be useful.

The staff would like to propose that the committee discuss factors using the draft information and delaying the survey to better coordinate it with local jurisdiction's review of Projections 2007 forecasts.

The staff would also like the committee to begin discussing whether some factors are more appropriately included in the methodology for the Projections 2007 forecast as opposed to including that information in the RHNA methodology.

Factors Where Draft Information is Available from ABAG

(1) Existing and projected jobs housing relationship

ABAG could provide the number of jobs and number of households from our most recent forecast for 2005 in order to describe the relationship.

(2) The distribution of household growth...and opportunities to maximize the use of public transportation and existing transportation infrastructure.

ABAG could provide maps of key transit areas with a ½ mile area designed around corridors or stations.

(3) The market demand for housing

ABAG could provide data on housing construction for 2005-2006 from the Department of Finance's most recent estimates.

(4) Agreements between a county and cities in a county to direct growth toward incorporated areas of the county.

ABAG could provide the information we have on agreements for county growth to occur within city jurisdictions.

(5) High Housing Cost Burdens

ABAG could identify estimates of household income and recent housing costs in local areas.

Factors Where Local Areas Probably Have Superior Information

(1) Opportunities and constraints to development in each member jurisdiction

The law outlines several particular categories including:

(a) Lack of capacity for sewer or water service due to federal or state laws, regulations or regulatory actions, or supply and distribution decisions made by a sewer or water service provider other than the local jurisdiction that preclude the jurisdiction from providing necessary infrastructure for additional development during the planning period

(b) The availability of land suitable for urban development or for conversion to residential use, the availability of underutilized land, and opportunities for infill development and increased residential densities...

(c) Lands preserved or protected from urban development under existing federal or state programs, or both, designed to protect open space, farmland, environmental habitats, and natural resources on a long-term basis.

(d) County policies to preserve prime agricultural land, as defined pursuant to Section 56064, within an unincorporated area.

(2) The loss of units contained in assisted housing developments.

(3) Needs of Farmworkers

(4) Other Factors to Consider

Schedule

The staff is proposing that we delayed the survey to August, and allowed jurisdictions to respond until the end of September. This would avoid summer vacation schedules, and would allow us to coordinate response to the factors with responses for the draft Projections.

The committee could still discuss the desirability of including this data in the methodology, particularly since there is draft information on a number of the factors. A delay in the survey would not prevent the committee from discussing whether there is a need to include the factors in the methodology, or in the Projections 2007 forecast.

Regional Housing Needs Allocation

The Subregional Option



ABAG convenes informational meeting on
RHNA Subregions – June 16



50 attendees, 4 staff, 1 computer



Many seek an A/B comparison of the
allocations under ABAG and under a
subregion



Some believe subregions will yield a
“Better” allocation



ABAG Will Conduct the Regional Housing Need Process (RHNA) for Bay Area



Local Governments May – But Are Not Required to – Form Subregions



ABAG Will Delegate Responsibility for Conducting RHNA at the Subregional Level (SubRHNA) to Subregions If they Form.



ABAG Will Continue to Conduct RHNA for the Balance of the Region



ABAG Is Required to Allocate a Share of the Regional Housing Need – Including Affordability Categories - to Each Subregion in a Proportion Consistent with the Distribution of Households Assumed for the Comparable Time Period of the Applicable Regional Transportation Plan.



Subregion Is Required to Use Data Developed by ABAG – Otherwise It Will Conduct SubRHNA On Its Own



Each Subregion Is Required to Fully Allocate its Share of the Regional Housing Need to Local Governments within the Subregion.



ABAG Will Allocate Subregion's Share if Subregion Fails – Method TBD

Formation of Subregions - Who?

Govt. Code Section 65584.03(a) States:

At least 28 months prior to the scheduled housing element update required by Section 65588, **at least two or more cities and a county, or counties**, may form a subregional entity for the purpose of allocation of the subregion's existing and projected need for housing among its members in accordance with the allocation methodology established pursuant to Section 65584.04. The purpose of establishing a subregion shall be to recognize the community of interest and mutual challenges and opportunities for providing housing within a subregion. A subregion formed pursuant to this section may include **a single county and each of the cities in that county** or **any other combination of geographically contiguous local governments** and shall be approved by the adoption of a resolution by each of the local governments in the subregion as well as by the council of governments.

Does this Mean:

- At least two or more cities and a county, or counties may form a subregion and
 - A subregion may include a single county and each of the cities in that county and
 - A subregion may include any other combination of geographically contiguous local governments?
-
- ★ ***ABAG Will Conditionally Defer to Local Governments' Judgment on this Issue***

Formation of Subregions - How?

- ➡ Each Local Government in Subregion Adopts Approving Resolution
- ➡ ABAG Adopts Approving Resolution
- ➡ Subregion Makes Decisions Based on “rules adopted by the local governments comprising the subregion or shall be approved by vote of the county or counties, if any, and the majority of the cities with the majority of population within a county or counties.”

Department of Housing & Community Development (HCD) Timeline

Schedule for ABAG Regional Housing Needs Allocation

| Regional Allocation Deadlines | | Allocation Deadlines if Subregional Option Used | |
|-------------------------------|---|---|--|
| | | 2006 | |
| April 30 | ABAG/HCD consultation on region's share of statewide housing need [65584.02(b)] | | |
| June 30 | ABAG requests information from jurisdictions for developing methodology [65584.04(b)(1)] | | |
| | | August 31 | Deadline for creating subregional entities [65584.03(a)] |
| December 31 | ABAG develops a proposed methodology [65584.04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must include at least one public hearing [65584.04(c)] | December 31 | The subregion develops a proposed methodology [65584.04(a)]. Start of 60-day public comment period about methodology [65584.04(h)]; must include at least one public hearing [65584.04(c)] |
| | | 2007 | |
| January – March | ABAG adopts a final methodology [65584.04(h)] | January – March | Subregion adopts a final methodology [65584.04(h)] |
| March 1 | HCD determination of regional housing need [65584.02(a)(1)] | | |
| | | May 1 | ABAG determination of housing need assigned to each subregion. At least one public hearing must be held prior to allocation [65584.03(c)]. |
| Prior to June 30 | ABAG issues DRAFT RHNA [65584.05(a)]. | Prior to June 30 | Subregion issues DRAFT RHNAs [65584.05(a)]. |
| Prior to June 30 | ABAG reviews DRAFT RHNAs of subregions for compliance with Gov. Code Sec. 65584.03(d); if noncompliant, ABAG completes allocation process for affected jurisdictions | | |
| Prior to August 31 | Local jurisdictions may request revisions to DRAFT allocation [65584.05(b)] | Prior to August 31 | Local jurisdictions may request revisions to DRAFT allocation [65584.05(b)] |
| Prior to October 31 | ABAG responds to revision requests (within 60 days of submittal) [65584.05(c)] | Prior to October 31 | Subregion responds to revision requests (within 60 days of submittal) [65584.05(c)] |
| December – February | Local jurisdictions may appeal DRAFT RHNA (60 day period) | December – February | Local jurisdictions may appeal DRAFT RHNA (60 day period) |
| | | 2008 | |
| January- Feb. | Continuation of 60 days for Local jurisdictions to appeal DRAFT RHNA | January- Feb. | Continuation of 60 days for Local jurisdictions to appeal DRAFT RHNA |
| January – April | ABAG public hearing on appeals (within 60 days after deadline for filing appeal) [65584.05(e)]. | January – April | Subregion public hearing on appeals (within 60 days after deadline for filing appeal) [65584.05(e)]. |
| February – April | ABAG issues FINAL RHNA proposal (within 45 days of end of 60-day appeals period) [65584.05(f)]. | February – April | Subregion issues FINAL RHNA proposal (within 45 days of end of 60-day appeals period) [65584.05(f)]. |
| February – June | ABAG public hearing to adopt FINAL allocation (within 45 days of issuing final allocation) [65584.05(h)]. Submit adopted Final Allocation to HCD. | February – March (prior to ABAG's) | Subregion public hearing to adopt FINAL allocation (within 45 days of issuing final allocation) [65584.05(h)]. Subregions submit FINAL allocations to ABAG |
| August | HCD completes review of FINAL RHNA [65584.05(h)]. | | |
| | | 2009 | |
| June 30 | Adopted Housing Element updates due to HCD, preceded by submittal of draft elements | | |

Notes: This task schedule supercedes the due dates that would be applicable if the process were to be implemented pursuant to Section 65584 rather than pursuant to Section 65584.02. The planning period for the housing element updates will be July 1, 2009 through June 30, 2014. The allocation period for the regional housing need for the ABAG region will be January 1, 2006 through June 30, 2014; these dates represent the date for which the most current estimates of local housing stock will be available from the Department of Finance (DOF), and the end of the planning period, respectively.

Delegation Agreement

- Open Issues -

- ◇? When Will Agreements Be Signed?
- ◇? If Subregion Fails to Carry out SubRHNA at any point in the process, ABAG is Required to Allocate. Critical points in SubRHNA are:
 - (1) Adoption of Subregional Methodology
 - (2) Issue Initial Draft Allocations [Subject to ABAG Review]
 - (3) Issue Revised Draft Allocations
 - (4) Issue Final Allocations
- ◇? What Methodology Will ABAG Use to Allocate If Subregion Fails at a Critical Point?
- ◇? Will the Methodology be the Same at all Critical Points?
- ◇? Will the Subregional Share be “Mixed” with the Regional Share? Will this Decision be the Same at all Critical Points?



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**Division of Housing Policy Development**

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 Sacramento, CA 94252-2053
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 (916) 323-3176



October 18, 1999

Mr. Alex Amoroso, Senior Planner
 Association of Bay Area Governments
 P.O. Box 2050
 Oakland, California 94604-2050

Dear Mr. Amoroso:

Re: Regional Housing Need Determination for ABAG Region

This is in response to concerns raised in your September 24, 1999 letter regarding our regional housing needs determination for the ABAG region pursuant to Government Code Section 65584. Each of your concerns is discussed below.

“Housing Need” vs. “Anticipated (Household) Growth”: You requested clarification of how our determination of “housing need” is differentiated from the “anticipated growth” of your projections. Unlike the growth projections ABAG prepares for other functional purposes, the housing need allocation is to be founded on addressing policy objectives of State housing element law, as described below. In accordance with the statutory provisions of Section 65584, our projections are based on the (household) population projections produced by the Department of Finance’s (DOF) Demographic Unit. Enclosed is a copy of the calculation spreadsheet.

State housing element law (Government Code Section 65580 et. seq.), of which the regional housing needs allocation is a key part, is founded on the policy to “expand housing opportunities and accommodate the housing needs of Californians of all economic levels.” The housing need allocation provides the basis for local governments to update their land-use plans and regulations to accommodate housing commensurate with their share of the region’s projected housing need. It is not a projection of residential permit activity, nor are the local governments responsible for actually building the projected housing need – only for accommodating that need. The actual occurrence of development will be subject to market conditions and other factors. In contrast with our understanding of your independent household projections, the size of the regions’ housing need allocation is not constrained by local development policies that limit housing production or the supply of existing residentially zoned or designated land.¹

¹ “The availability of suitable housing sites must be considered based not only upon the existing zoning ordinances and land use restrictions of the locality but also based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions.” State of California Attorney General Opinion No. 87-206, 9-9-87.

HCD Approval of COG's Allocation Methodology: Government Code Section 65584 addresses your request for clarification of the need for our approval of the methodology ABAG uses to allocate the regional housing need among jurisdictions. The statute requires COGs to "submit to the department information regarding the assumptions and methodology to be used in allocating the regional housing need." It also authorizes our department to revise your allocation if necessary for consistency with our determination, including the income distribution, after you submit your plan to us for approval.

Basis for Projected Decline in Region's Average Household Size: DOF's Demographic Unit has confirmed that the basis for the projected decline in the average household size is due to changing age distribution of the region's population. In particular, during the projection period:

- 1) the population under age 18 (most members of households, not householders) is growing at a slower pace than the population aged 18 and over;
- 2) the population over 55 (which has the highest headship rates and smallest average household size) grows by 2.5 times the overall rates, such that over-55-year-olds are projected to comprise approximately 23 percent of the region's 2006 household population, versus 20 percent in 1999; and
- 3) the population aged 25-34 (an age group which typically has one of the highest average household sizes) actually declines.

Under these circumstances, the region's average household size is likely to increase only if a downward trend in headship rates were to be applied to the projection period.

Correlation Between Housing to be Built and Housing Affordability: Housing supply is a critical influence on housing prices and affordability. Inadequate supplies of land designated for residential development exert upward pressure on land costs and ultimately, on housing affordability. The distribution of the housing need by income category has implications for local development standards and programs to support the housing element objectives to provide for a mix of housing types for all income levels and for programs to assist in the development of housing for low and moderate income households. In general, the lower-income portion of the housing needs allocation is facilitated by zoning and development standards that accommodate higher densities in high cost areas, a mix of housing types, and pro-active program efforts to pursue and utilize housing assistance resources, including cooperation with private-sector efforts.

Mr. Alex Amoroso
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We hope this information is useful in our cooperative process of determining the regional housing needs allocation for your region. If we can be of further assistance, please feel free to contact me at (916) 323-3176.

Sincerely,


Cathy E. Creswell
Acting Deputy Director

| | Total | | | Male | | | Female | | | Headship | | | Female | | | Headship | | |
|-----------------|------------|-----------|----------|---------|-----------|------------|--------|-----------|------------|----------|--------|---------|---------|-----------|------------|----------|--------|--------|
| | Population | Household | Quarters | Total | Household | Population | Total | Household | Population | Rate | Rate | Rate | Total | Household | Population | Rate | Rate | Rate |
| ALL | | | | | | | | | | | | | | | | | | |
| <18 | 1895758 | 1679208 | 8564 | 1478 | 1058267 | 861137 | 4776 | 39749 | 44933 | 0.0009 | 0.0009 | 0.0009 | 837491 | 818071 | 3788 | 720 | 0.0009 | 0.0009 |
| 18-24 | 618258 | 502945 | 62518 | 81835 | 345262 | 251123 | 39749 | 44933 | 0.1789 | 0.1789 | 0.1789 | 272996 | 251822 | 22769 | 36902 | 0.1465 | 0.1465 | 0.1465 |
| 25-34 | 1101442 | 951940 | 36091 | 386603 | 618802 | 487780 | 26216 | 264764 | 0.5428 | 0.5428 | 0.5428 | 482640 | 464160 | 9875 | 121839 | 0.2625 | 0.2625 | 0.2625 |
| 35-44 | 1368369 | 1211198 | 21484 | 622694 | 761302 | 613349 | 15675 | 15675 | 0.7200 | 0.7200 | 0.7200 | 607067 | 597850 | 5809 | 181069 | 0.3029 | 0.3029 | 0.3029 |
| 45-54 | 1082362 | 966723 | 9074 | 529834 | 593745 | 478855 | 6308 | 377401 | 0.7881 | 0.7881 | 0.7881 | 488617 | 478868 | 2766 | 152433 | 0.3124 | 0.3124 | 0.3124 |
| 55-64 | 649977 | 582073 | 6673 | 325615 | 351987 | 285229 | 4274 | 230102 | 0.8067 | 0.8067 | 0.8067 | 298090 | 296845 | 2399 | 95513 | 0.3218 | 0.3218 | 0.3218 |
| 65+ | 843060 | 743472 | 35356 | 449196 | 417759 | 317723 | 15065 | 251787 | 0.7925 | 0.7925 | 0.7925 | 425301 | 425749 | 20291 | 197409 | 0.4637 | 0.4637 | 0.4637 |
| Total | 7559226 | 6637559 | 179760 | 2397254 | 4147024 | 3295195 | 112063 | 1611370 | 0.4890 | 0.4890 | 0.4890 | 3412202 | 3342364 | 67697 | 785884 | 0.2351 | 0.2351 | 0.2351 |
| WHITE | | | | | | | | | | | | | | | | | | |
| <18 | 809668 | 731790 | 2620 | 537 | 446169 | 376810 | 1491 | 284 | 0.0008 | 0.0008 | 0.0008 | 363499 | 354981 | 1129 | 253 | 0.0007 | 0.0007 | 0.0007 |
| 18-24 | 264499 | 214100 | 35408 | 40473 | 144724 | 105515 | 21928 | 22623 | 0.2144 | 0.2144 | 0.2144 | 119775 | 108586 | 13480 | 17850 | 0.1644 | 0.1644 | 0.1644 |
| 25-34 | 498010 | 438888 | 15807 | 198778 | 271114 | 220864 | 11143 | 134510 | 0.6090 | 0.6090 | 0.6090 | 226896 | 218024 | 4664 | 64268 | 0.2948 | 0.2948 | 0.2948 |
| 35-44 | 766106 | 686665 | 10183 | 371281 | 421020 | 349391 | 7362 | 262071 | 0.7501 | 0.7501 | 0.7501 | 345086 | 337274 | 2821 | 109210 | 0.3238 | 0.3238 | 0.3238 |
| 45-54 | 669787 | 604329 | 4878 | 343088 | 365241 | 302272 | 3440 | 244475 | 0.8088 | 0.8088 | 0.8088 | 304546 | 302057 | 1438 | 98613 | 0.3265 | 0.3265 | 0.3265 |
| 55-64 | 415239 | 375598 | 3945 | 219210 | 224070 | 186737 | 2554 | 155873 | 0.8347 | 0.8347 | 0.8347 | 191169 | 188862 | 1391 | 63337 | 0.3354 | 0.3354 | 0.3354 |
| 65+ | 558664 | 493597 | 29080 | 320407 | 270429 | 211113 | 11819 | 177119 | 0.8390 | 0.8390 | 0.8390 | 288235 | 282484 | 17261 | 143288 | 0.5072 | 0.5072 | 0.5072 |
| Total | 3981973 | 3544968 | 101921 | 1493774 | 2142767 | 1752701 | 59737 | 996956 | 0.5688 | 0.5688 | 0.5688 | 1839206 | 1792268 | 42184 | 496818 | 0.2772 | 0.2772 | 0.2772 |
| HISPANIC | | | | | | | | | | | | | | | | | | |
| <18 | 478708 | 426408 | 2276 | 406 | 265576 | 217843 | 1423 | 213 | 0.0010 | 0.0010 | 0.0010 | 213132 | 208565 | 853 | 193 | 0.0009 | 0.0009 | 0.0009 |
| 18-24 | 143891 | 119987 | 9200 | 16843 | 81071 | 61501 | 6514 | 10417 | 0.1694 | 0.1694 | 0.1694 | 62820 | 58486 | 2686 | 6427 | 0.1099 | 0.1099 | 0.1099 |
| 25-34 | 258435 | 222483 | 7862 | 80847 | 151103 | 122144 | 6494 | 59260 | 0.4852 | 0.4852 | 0.4852 | 107332 | 100340 | 1368 | 21587 | 0.2151 | 0.2151 | 0.2151 |
| 35-44 | 223748 | 198091 | 3858 | 93670 | 128094 | 105506 | 3172 | 68791 | 0.6520 | 0.6520 | 0.6520 | 95654 | 92586 | 686 | 24879 | 0.2687 | 0.2687 | 0.2687 |
| 45-54 | 130819 | 116733 | 1379 | 59026 | 72640 | 59633 | 1121 | 43193 | 0.7243 | 0.7243 | 0.7243 | 58179 | 57099 | 258 | 15833 | 0.2773 | 0.2773 | 0.2773 |
| 55-64 | 75787 | 67765 | 775 | 35523 | 40856 | 33031 | 583 | 25175 | 0.7622 | 0.7622 | 0.7622 | 34931 | 34734 | 192 | 10347 | 0.2979 | 0.2979 | 0.2979 |
| 65+ | 88284 | 78526 | 1446 | 43592 | 44177 | 33818 | 734 | 25126 | 0.7430 | 0.7430 | 0.7430 | 44107 | 44708 | 712 | 18467 | 0.4130 | 0.4130 | 0.4130 |
| Total | 1399672 | 1229993 | 26796 | 329908 | 783517 | 633476 | 20041 | 232175 | 0.3665 | 0.3665 | 0.3665 | 616155 | 596517 | 6755 | 97732 | 0.1638 | 0.1638 | 0.1638 |
| BLACK | | | | | | | | | | | | | | | | | | |
| <18 | 204003 | 163817 | 2077 | 306 | 120905 | 82788 | 1285 | 125 | 0.0015 | 0.0015 | 0.0015 | 83098 | 81029 | 792 | 181 | 0.0022 | 0.0022 | 0.0022 |
| 18-24 | 69407 | 50611 | 9123 | 10750 | 41155 | 23955 | 6028 | 4143 | 0.1730 | 0.1730 | 0.1730 | 28252 | 26656 | 3095 | 6607 | 0.2479 | 0.2479 | 0.2479 |
| 25-34 | 106566 | 80444 | 9764 | 36409 | 64016 | 38566 | 7179 | 18030 | 0.4675 | 0.4675 | 0.4675 | 42550 | 41879 | 2585 | 18379 | 0.4389 | 0.4389 | 0.4389 |
| 35-44 | 120192 | 95436 | 5676 | 53150 | 71981 | 45328 | 4296 | 28076 | 0.6194 | 0.6194 | 0.6194 | 48211 | 50108 | 1380 | 25073 | 0.5004 | 0.5004 | 0.5004 |
| 45-54 | 90204 | 73535 | 1776 | 44672 | 53851 | 34553 | 1308 | 24707 | 0.7151 | 0.7151 | 0.7151 | 36353 | 38982 | 468 | 19965 | 0.5122 | 0.5122 | 0.5122 |
| 55-64 | 50779 | 41707 | 879 | 26629 | 29807 | 19554 | 625 | 15041 | 0.7692 | 0.7692 | 0.7692 | 20972 | 22152 | 254 | 11588 | 0.5231 | 0.5231 | 0.5231 |
| 65+ | 57547 | 47023 | 2072 | 31498 | 33413 | 18731 | 1272 | 14764 | 0.7882 | 0.7882 | 0.7882 | 24134 | 28293 | 800 | 16734 | 0.5915 | 0.5915 | 0.5915 |
| Total | 698698 | 552573 | 31367 | 203414 | 415128 | 263474 | 21993 | 104887 | 0.3981 | 0.3981 | 0.3981 | 283570 | 289098 | 9374 | 98528 | 0.3408 | 0.3408 | 0.3408 |
| OTHER | | | | | | | | | | | | | | | | | | |
| <18 | 403379 | 357193 | 1591 | 229 | 225617 | 183697 | 577 | 136 | 0.0007 | 0.0007 | 0.0007 | 177762 | 173496 | 1014 | 93 | 0.0005 | 0.0005 | 0.0005 |
| 18-24 | 140461 | 118248 | 8787 | 13768 | 78312 | 60153 | 5279 | 7750 | 0.1288 | 0.1288 | 0.1288 | 62149 | 58095 | 3508 | 6018 | 0.1036 | 0.1036 | 0.1036 |
| 25-34 | 238431 | 210124 | 2658 | 70570 | 132569 | 106206 | 1400 | 52964 | 0.4987 | 0.4987 | 0.4987 | 105862 | 103918 | 1258 | 17606 | 0.1694 | 0.1694 | 0.1694 |
| 35-44 | 258323 | 231005 | 1767 | 104593 | 140207 | 113124 | 845 | 82687 | 0.7309 | 0.7309 | 0.7309 | 118116 | 117881 | 922 | 21906 | 0.1858 | 0.1858 | 0.1858 |
| 45-54 | 191552 | 172127 | 1041 | 83048 | 102013 | 82397 | 439 | 65025 | 0.7892 | 0.7892 | 0.7892 | 89539 | 89730 | 602 | 18023 | 0.2009 | 0.2009 | 0.2009 |
| 55-64 | 108172 | 97003 | 1074 | 44253 | 57154 | 45906 | 512 | 34012 | 0.7409 | 0.7409 | 0.7409 | 51018 | 51097 | 562 | 10241 | 0.2004 | 0.2004 | 0.2004 |
| 65+ | 138565 | 124325 | 2758 | 53698 | 69740 | 54061 | 1240 | 34778 | 0.6433 | 0.6433 | 0.6433 | 68825 | 70264 | 1518 | 18920 | 0.2693 | 0.2693 | 0.2693 |
| Total | 1478883 | 1310025 | 19676 | 370158 | 805612 | 645544 | 10292 | 277352 | 0.4296 | 0.4296 | 0.4296 | 673271 | 664481 | 9384 | 92806 | 0.1397 | 0.1397 | 0.1397 |

| ALL | Total | | | Male | | | Female | | | Headship Rate | Male | | | Female | | | Household Rate |
|----------|------------|--------------------|-------|------------|--------------------|--------|------------|--------------------|--------|---------------|------------|--------------------|--------|------------|--------------------|-------|----------------|
| | Population | Household Quarters | Total | Population | Household Quarters | Total | Population | Household Quarters | Total | | Population | Household Quarters | Total | Population | Household Quarters | Total | |
| ALL | 376822 | 378703 | 1119 | 194463 | 193693 | 770 | 185359 | 185010 | 349 | 0.0012 | 375802 | 374823 | 191731 | 183092 | 305 | 213 | 0.0012 |
| <18 | 121217 | 104702 | 16515 | 62146 | 50784 | 11362 | 50971 | 53918 | 5153 | 0.2002 | 119834 | 105485 | 61548 | 53938 | 4508 | 10058 | 0.1865 |
| 18-24 | 121537 | 209261 | 6676 | 112679 | 107206 | 5473 | 62991 | 102055 | 1203 | 0.3056 | 213651 | 207811 | 106698 | 101113 | 1052 | 29067 | 0.2875 |
| 25-34 | 258350 | 254850 | 3500 | 141987 | 129487 | 2667 | 128863 | 128030 | 833 | 0.3567 | 255815 | 252553 | 125783 | 126770 | 729 | 42560 | 0.3357 |
| 35-44 | 205374 | 203972 | 1402 | 119615 | 99974 | 958 | 81769 | 104956 | 444 | 0.3606 | 203200 | 201974 | 98078 | 103896 | 388 | 35268 | 0.3395 |
| 45-54 | 117928 | 118558 | 970 | 70492 | 56732 | 522 | 48151 | 60674 | 448 | 0.3709 | 116680 | 115631 | 56191 | 59640 | 392 | 20818 | 0.3491 |
| 55-64 | 150015 | 143063 | 6932 | 92911 | 61944 | 60092 | 541255 | 59668 | 82694 | 0.5145 | 1433309 | 1400839 | 695697 | 711142 | 11820 | 39787 | 0.4811 |
| 65+ | 1448643 | 1411529 | 37114 | 541255 | 59668 | 82694 | 695697 | 711142 | 11820 | 0.2660 | 1433309 | 1400839 | 695697 | 711142 | 11820 | 39787 | 0.4811 |
| Total | 1433309 | 1400839 | 32470 | 504384 | 504384 | 504384 | 730696 | 717186 | 13510 | 0.2660 | 1433309 | 1400839 | 695697 | 711142 | 11820 | 39787 | 0.4811 |
| WHITE | 133880 | 133617 | 263 | 69125 | 68972 | 153 | 64755 | 64645 | 110 | 0.001 | 132463 | 132233 | 68259 | 63973 | 86 | 60 | 0.001 |
| <18 | 40940 | 31750 | 9190 | 20929 | 14406 | 6523 | 3786 | 20011 | 17344 | 0.202 | 40507 | 32467 | 15001 | 17466 | 2333 | 3258 | 0.187 |
| 18-24 | 81637 | 78475 | 3162 | 43191 | 40528 | 2663 | 38446 | 37947 | 499 | 0.319 | 80773 | 78007 | 40404 | 40404 | 437 | 11291 | 0.300 |
| 25-34 | 127676 | 128010 | 1066 | 65448 | 64186 | 1262 | 50649 | 62228 | 404 | 0.357 | 126325 | 124867 | 63651 | 61216 | 353 | 20585 | 0.336 |
| 35-44 | 113689 | 112915 | 774 | 67580 | 56229 | 55725 | 504 | 47255 | 57190 | 0.355 | 112486 | 111808 | 55183 | 56616 | 236 | 18941 | 0.335 |
| 45-54 | 68553 | 65938 | 615 | 41003 | 32935 | 32637 | 298 | 28694 | 33301 | 0.370 | 65849 | 65310 | 32326 | 32985 | 277 | 11470 | 0.348 |
| 55-64 | 84772 | 78263 | 5509 | 55202 | 34502 | 33157 | 1345 | 28576 | 46106 | 0.556 | 83875 | 79055 | 32960 | 46095 | 3643 | 23880 | 0.518 |
| 65+ | 649147 | 627968 | 21179 | 282365 | 309611 | 12748 | 186339 | 318357 | 8431 | 0.302 | 642276 | 623747 | 307794 | 315953 | 7376 | 89485 | 0.283 |
| Total | 90489 | 90319 | 180 | 77 | 46176 | 48044 | 132 | 44232 | 44275 | 0.001 | 89541 | 89384 | 45572 | 43812 | 42 | 29 | 0.001 |
| HISPANIC | 28566 | 26505 | 2061 | 15173 | 13839 | 1334 | 2795 | 13393 | 12666 | 0.142 | 28264 | 26461 | 13845 | 12615 | 636 | 1677 | 0.133 |
| <18 | 48667 | 47785 | 782 | 19710 | 26888 | 26256 | 632 | 21529 | 21528 | 0.239 | 48053 | 47369 | 26050 | 21318 | 131 | 4795 | 0.225 |
| 18-24 | 39170 | 38761 | 409 | 20285 | 20465 | 20170 | 295 | 14609 | 18591 | 0.304 | 38755 | 38398 | 19990 | 18407 | 100 | 5270 | 0.286 |
| 25-34 | 23303 | 23157 | 146 | 12590 | 11843 | 11744 | 99 | 9285 | 11413 | 0.290 | 23056 | 22929 | 11631 | 11298 | 41 | 3080 | 0.273 |
| 35-44 | 13750 | 13669 | 81 | 7745 | 6747 | 6689 | 58 | 5511 | 6980 | 0.320 | 13604 | 13534 | 6825 | 6809 | 20 | 2082 | 0.301 |
| 45-54 | 17365 | 17097 | 268 | 10562 | 7831 | 7727 | 104 | 6327 | 9370 | 0.452 | 17181 | 16947 | 7657 | 9290 | 143 | 3947 | 0.425 |
| 55-64 | 261220 | 257293 | 3927 | 75544 | 132469 | 2654 | 53138 | 126097 | 124824 | 0.180 | 258455 | 255019 | 131371 | 123649 | 1114 | 20880 | 0.169 |
| Total | 73758 | 73191 | 567 | 142 | 37338 | 36929 | 409 | 36420 | 36262 | 0.003 | 72977 | 72481 | 36585 | 35896 | 138 | 95 | 0.003 |
| BLACK | 23862 | 21180 | 2692 | 5255 | 11870 | 9787 | 1843 | 11992 | 11393 | 0.300 | 23609 | 21263 | 9922 | 11341 | 524 | 3180 | 0.280 |
| 18-24 | 36906 | 34616 | 2290 | 17342 | 18086 | 16233 | 1853 | 18820 | 18383 | 0.506 | 36515 | 34512 | 16273 | 18238 | 382 | 8670 | 0.475 |
| 25-34 | 42093 | 40880 | 1213 | 24595 | 19581 | 18630 | 951 | 12024 | 22250 | 0.565 | 41847 | 40586 | 18542 | 22044 | 229 | 11715 | 0.531 |
| 35-44 | 32629 | 32218 | 411 | 20910 | 14721 | 14417 | 304 | 10696 | 17801 | 0.574 | 32284 | 31824 | 14299 | 17625 | 94 | 9518 | 0.540 |
| 45-54 | 17650 | 17443 | 207 | 12028 | 8061 | 7926 | 135 | 6384 | 9517 | 0.592 | 17463 | 17282 | 7858 | 9425 | 63 | 5250 | 0.557 |
| 55-64 | 22485 | 21621 | 864 | 15607 | 8582 | 8284 | 298 | 6930 | 13337 | 0.651 | 22247 | 21491 | 8230 | 13261 | 495 | 8086 | 0.610 |
| 65+ | 245383 | 241149 | 8234 | 95880 | 118239 | 112206 | 6033 | 45966 | 128943 | 0.387 | 246743 | 239540 | 111709 | 127830 | 1926 | 46514 | 0.364 |
| Total | 81685 | 81576 | 109 | 69 | 41824 | 41748 | 76 | 38 | 39828 | 0.001 | 80820 | 80725 | 41315 | 39410 | 29 | 30 | 0.001 |
| OTHER | 27849 | 25267 | 2582 | 4507 | 14174 | 12752 | 1422 | 2422 | 12515 | 0.167 | 27554 | 25285 | 12780 | 12515 | 1015 | 1943 | 0.155 |
| 18-24 | 48827 | 48385 | 442 | 18712 | 24514 | 24189 | 325 | 14085 | 24196 | 0.211 | 48310 | 47923 | 23970 | 23953 | 102 | 4311 | 0.180 |
| 25-34 | 49411 | 49189 | 212 | 24388 | 23834 | 23834 | 159 | 19034 | 25365 | 0.216 | 48888 | 48703 | 23600 | 25103 | 46 | 4990 | 0.199 |
| 35-44 | 35753 | 35682 | 71 | 18535 | 17181 | 17130 | 51 | 14533 | 18552 | 0.208 | 35375 | 35312 | 16955 | 18358 | 17 | 3729 | 0.203 |
| 45-54 | 19975 | 19908 | 67 | 9716 | 9490 | 9490 | 31 | 7552 | 10464 | 0.293 | 19764 | 19705 | 9383 | 10322 | 31 | 2016 | 0.195 |
| 55-64 | 25393 | 25102 | 291 | 11539 | 11029 | 10924 | 105 | 7382 | 14178 | 0.293 | 25124 | 24870 | 10820 | 14049 | 163 | 3874 | 0.276 |
| 65+ | 288893 | 285119 | 3774 | 87466 | 142226 | 140057 | 2169 | 65046 | 145062 | 0.155 | 285835 | 282533 | 138823 | 143710 | 1404 | 20893 | 0.145 |
| Total | 81685 | 81576 | 109 | 69 | 41824 | 41748 | 76 | 38 | 39828 | 0.001 | 80820 | 80725 | 41315 | 39410 | 29 | 30 | 0.001 |



| | Total Population | Total Households | Total Group Quarters | Male Total Population | Male Households | Male Group Quarters | Female Total Population | Female Households | Female Group Quarters | Headship Rate | Household Rate | Headship Rate | Household Rate | ALL | Total Population | Total Households | Total Group Quarters | Male Total Population | Male Households | Male Group Quarters | Female Total Population | Female Households | Female Group Quarters | Headship Rate | Household Rate | Headship Rate | Household Rate |
|----------|------------------|------------------|----------------------|-----------------------|-----------------|---------------------|-------------------------|-------------------|-----------------------|---------------|----------------|---------------|----------------|-------|------------------|------------------|----------------------|-----------------------|-----------------|---------------------|-------------------------|-------------------|-----------------------|---------------|----------------|---------------|----------------|
| ALL | 235189 | 234062 | 1127 | 121019 | 120629 | 390 | 114170 | 113433 | 737 | 98 | 0.0007 | 0.0009 | 0.0009 | <18 | 233847 | 232959 | 120021 | 120959 | 120021 | 112938 | 581 | 581 | 581 | 94 | 0.0008 | 0.0008 | |
| <18 | 18-24 | 80809 | 77503 | 13378 | 13378 | 2161 | 7008 | 0.1857 | 39305 | 38160 | 1145 | 6070 | 0.1591 | 18-24 | 80348 | 77442 | 36564 | 120021 | 112938 | 581 | 581 | 581 | 94 | 0.0008 | 0.0008 | | |
| 18-24 | 80809 | 77503 | 13378 | 13378 | 13378 | 2161 | 7008 | 0.1857 | 39305 | 38160 | 1145 | 6070 | 0.1591 | 25-34 | 115072 | 113534 | 58114 | 73769 | 73769 | 614 | 614 | 614 | 14963 | 0.2700 | 0.2700 | | |
| 25-34 | 115732 | 113781 | 1951 | 52140 | 51937 | 58205 | 1172 | 36407 | 0.6255 | 56355 | 55576 | 779 | 15732 | 25-34 | 115072 | 113534 | 58114 | 73769 | 73769 | 492 | 492 | 492 | 21626 | 0.2833 | 0.2833 | | |
| 35-44 | 151989 | 150711 | 1278 | 82138 | 81711 | 74057 | 654 | 59399 | 0.8021 | 77278 | 76654 | 624 | 22738 | 35-44 | 151022 | 150114 | 73769 | 73769 | 73769 | 306 | 306 | 306 | 20982 | 0.2876 | 0.2876 | | |
| 45-54 | 140609 | 139976 | 633 | 80547 | 80547 | 67224 | 245 | 58801 | 0.8682 | 72640 | 72252 | 388 | 14471 | 45-54 | 139007 | 138308 | 67388 | 71920 | 71920 | 251 | 251 | 251 | 13763 | 0.3094 | 0.3094 | | |
| 55-64 | 88415 | 87934 | 481 | 52501 | 52501 | 43420 | 163 | 38030 | 0.8792 | 44695 | 44677 | 318 | 14471 | 55-64 | 87911 | 87331 | 43044 | 44695 | 44695 | 2249 | 2249 | 2249 | 26994 | 0.4544 | 0.4544 | | |
| 65+ | 108919 | 105286 | 3633 | 68306 | 68306 | 46127 | 780 | 39923 | 0.8655 | 62012 | 59159 | 2853 | 109340 | 65+ | 108298 | 105434 | 46024 | 59159 | 59159 | 251 | 251 | 251 | 13763 | 0.3094 | 0.3094 | | |
| Total | 921662 | 909253 | 12409 | 349196 | 349196 | 454907 | 466755 | 459911 | 6844 | 109240 | 0.2375 | 0.2375 | 0.2375 | Total | 916403 | 906621 | 447924 | 459911 | 459911 | 5395 | 5395 | 5395 | 103895 | 0.2265 | 0.2265 | | |
| WHITE | 129824 | 129555 | 269 | 66887 | 66730 | 157 | 40 | 0.0006 | 62937 | 62825 | 112 | 44 | 0.0007 | <18 | 129803 | 128871 | 66382 | 62937 | 62937 | 88 | 88 | 88 | 42 | 0.001 | 0.001 | | |
| <18 | 18-24 | 46859 | 44840 | 1819 | 1819 | 1211 | 4559 | 0.2012 | 22789 | 22181 | 608 | 3556 | 0.1603 | 18-24 | 46393 | 44959 | 22779 | 22181 | 22181 | 479 | 479 | 479 | 3362 | 0.152 | 0.152 | | |
| 18-24 | 46859 | 44840 | 1819 | 1819 | 1819 | 1211 | 4559 | 0.2012 | 22789 | 22181 | 608 | 3556 | 0.1603 | 25-34 | 67398 | 67379 | 33536 | 33774 | 33536 | 138 | 138 | 138 | 8973 | 0.268 | 0.268 | | |
| 25-34 | 69328 | 67619 | 709 | 32085 | 34554 | 34020 | 534 | 22651 | 0.6658 | 33774 | 33598 | 175 | 9435 | 25-34 | 67398 | 67379 | 33536 | 33774 | 33536 | 105 | 105 | 105 | 13752 | 0.276 | 0.276 | | |
| 35-44 | 99238 | 98776 | 462 | 54609 | 49107 | 48078 | 329 | 40149 | 0.8231 | 50131 | 49988 | 173 | 14459 | 35-44 | 98672 | 98308 | 48567 | 49988 | 48567 | 105 | 105 | 105 | 14229 | 0.283 | 0.283 | | |
| 45-54 | 89131 | 88943 | 188 | 57473 | 48495 | 48364 | 131 | 42512 | 0.8790 | 50636 | 50579 | 57 | 14861 | 45-54 | 88565 | 88417 | 48115 | 50636 | 48115 | 50 | 50 | 50 | 14229 | 0.283 | 0.283 | | |
| 55-64 | 65351 | 65151 | 200 | 39569 | 32361 | 32258 | 103 | 28948 | 0.8974 | 32980 | 32883 | 97 | 10621 | 55-64 | 64978 | 64820 | 32965 | 32980 | 32965 | 76 | 76 | 76 | 10101 | 0.309 | 0.309 | | |
| 65+ | 81325 | 81325 | 3119 | 55235 | 36206 | 35550 | 656 | 32041 | 0.9013 | 48238 | 45775 | 2463 | 78270 | 65+ | 83962 | 81503 | 35482 | 48238 | 45775 | 1942 | 1942 | 1942 | 22059 | 0.479 | 0.479 | | |
| Total | 592975 | 586209 | 6766 | 247170 | 291480 | 288359 | 3121 | 170900 | 0.5927 | 301495 | 297850 | 3645 | 78270 | Total | 589591 | 584258 | 287357 | 297850 | 297850 | 2873 | 2873 | 2873 | 72539 | 0.244 | 0.244 | | |
| HISPANIC | 45614 | 45551 | 63 | 46 | 23472 | 23423 | 49 | 23 | 0.0010 | 22142 | 22128 | 14 | 22 | <18 | 45354 | 45304 | 23299 | 22142 | 22005 | 11 | 11 | 11 | 21 | 0.001 | 0.001 | | |
| <18 | 18-24 | 12740 | 12383 | 1986 | 1986 | 1267 | 0.1999 | 6120 | 6047 | 73 | 732 | 0.1210 | 0.1210 | 18-24 | 12667 | 12386 | 6358 | 6047 | 6028 | 58 | 58 | 58 | 666 | 0.115 | 0.115 | | |
| 18-24 | 12740 | 12383 | 1986 | 1986 | 1267 | 0.1999 | 6120 | 6047 | 73 | 732 | 0.1210 | 0.1210 | 0.1210 | 25-34 | 19713 | 19537 | 10796 | 8788 | 8741 | 12 | 12 | 12 | 1885 | 0.216 | 0.216 | | |
| 25-34 | 8425 | 19603 | 223 | 8425 | 11023 | 10815 | 208 | 6444 | 0.3958 | 8803 | 8788 | 15 | 1982 | 25-34 | 19713 | 19537 | 10796 | 8788 | 8741 | 12 | 12 | 12 | 1885 | 0.216 | 0.216 | | |
| 35-44 | 20213 | 12598 | 44 | 10560 | 10554 | 10469 | 85 | 7912 | 0.7558 | 9659 | 9645 | 14 | 2848 | 35-44 | 20098 | 20020 | 10427 | 9659 | 9645 | 11 | 11 | 11 | 2518 | 0.282 | 0.282 | | |
| 45-54 | 12598 | 12554 | 44 | 6774 | 6281 | 6241 | 40 | 5119 | 0.8202 | 6317 | 6313 | 4 | 1655 | 45-54 | 12526 | 12491 | 6214 | 6317 | 6214 | 3 | 3 | 3 | 1574 | 0.251 | 0.251 | | |
| 55-64 | 6997 | 6974 | 23 | 3898 | 3459 | 3442 | 17 | 2935 | 0.8527 | 3538 | 3532 | 6 | 963 | 55-64 | 6967 | 6939 | 3426 | 3538 | 3513 | 5 | 5 | 5 | 916 | 0.261 | 0.261 | | |
| 65+ | 7666 | 7556 | 110 | 4508 | 3391 | 3354 | 37 | 2721 | 0.8112 | 4275 | 4202 | 73 | 1787 | 65+ | 7622 | 7536 | 3442 | 4275 | 4193 | 58 | 58 | 58 | 1700 | 0.405 | 0.405 | | |
| Total | 125654 | 124735 | 919 | 36209 | 64800 | 64080 | 720 | 26421 | 0.4123 | 60854 | 60655 | 199 | 9788 | Total | 124937 | 124213 | 63963 | 60854 | 60350 | 157 | 157 | 157 | 9309 | 0.154 | 0.154 | | |
| BLACK | 26880 | 26636 | 244 | 47 | 13666 | 13499 | 167 | 22 | 0.0016 | 13214 | 13137 | 77 | 25 | <18 | 26727 | 26534 | 13456 | 13214 | 13078 | 61 | 61 | 61 | 24 | 0.002 | 0.002 | | |
| <18 | 18-24 | 9254 | 8483 | 771 | 1849 | 1645 | 4077 | 568 | 0.1643 | 4609 | 4406 | 203 | 1179 | 18-24 | 9201 | 8593 | 4171 | 4609 | 4423 | 160 | 160 | 160 | 1122 | 0.254 | 0.254 | | |
| 18-24 | 9254 | 8483 | 771 | 1849 | 1645 | 4077 | 568 | 0.1643 | 4609 | 4406 | 203 | 1179 | 0.2677 | 25-34 | 12336 | 11948 | 5699 | 6248 | 6248 | 96 | 96 | 96 | 2841 | 0.455 | 0.455 | | |
| 25-34 | 12407 | 11914 | 493 | 5670 | 6026 | 5655 | 371 | 2683 | 0.4744 | 6381 | 6259 | 122 | 2987 | 25-34 | 12336 | 11948 | 5699 | 6248 | 6248 | 96 | 96 | 96 | 2841 | 0.455 | 0.455 | | |
| 35-44 | 13205 | 12940 | 265 | 7545 | 5987 | 5780 | 217 | 3819 | 0.8608 | 7208 | 7160 | 48 | 3726 | 35-44 | 13130 | 12921 | 5792 | 7129 | 7129 | 38 | 38 | 38 | 3544 | 0.497 | 0.497 | | |
| 45-54 | 10658 | 10660 | 98 | 6879 | 4876 | 4807 | 69 | 3741 | 0.7782 | 6082 | 6053 | 29 | 3138 | 45-54 | 10695 | 10818 | 4794 | 6024 | 6024 | 23 | 23 | 23 | 2984 | 0.495 | 0.495 | | |
| 55-64 | 6533 | 6476 | 57 | 4293 | 2949 | 2912 | 37 | 2421 | 0.8313 | 3584 | 3564 | 20 | 1872 | 55-64 | 6496 | 6451 | 2903 | 3548 | 3548 | 16 | 16 | 16 | 1781 | 0.502 | 0.502 | | |
| 65+ | 6601 | 6395 | 206 | 4472 | 2725 | 2654 | 71 | 2233 | 0.8413 | 3876 | 3741 | 135 | 2239 | 65+ | 6563 | 6401 | 2853 | 3747 | 3747 | 106 | 106 | 106 | 2129 | 0.568 | 0.568 | | |
| Total | 85838 | 83704 | 2134 | 30754 | 40884 | 39384 | 1500 | 15588 | 0.3958 | 44954 | 44320 | 634 | 15166 | Total | 85348 | 83666 | 39468 | 44954 | 44198 | 500 | 500 | 500 | 14424 | 0.326 | 0.326 | | |
| OTHER | 32871 | 32320 | 551 | 11 | 16994 | 16977 | 17 | 3 | 0.0002 | 15877 | 15343 | 534 | 8 | <18 | 32693 | 32249 | 16884 | 15877 | 15365 | 421 | 421 | 421 | 7 | 0.000 | 0.000 | | |
| <18 | 18-24 | 12156 | 11797 | 1416 | 6369 | 6271 | 98 | 812 | 0.1295 | 5787 | 5526 | 281 | 603 | 18-24 | 12087 | 11804 | 6255 | 5787 | 5548 | 206 | 206 | 206 | 574 | 0.103 | 0.103 | | |
| 18-24 | 12156 | 11797 | 1416 | 6369 | 6271 | 98 | 812 | 0.1295 | 5787 | 5526 | 281 | 603 | 0.1092 | 25-34 | 15084 | 14670 | 7683 | 6930 | 6967 | 368 | 368 | 368 | 1264 | 0.181 | 0.181 | | |
| 25-34 | 15171 | 14645 | 526 | 5960 | 7774 | 7375 | 59 | 4631 | 0.8002 | 7397 | 6930 | 467 | 1329 | 25-34 | 15084 | 14670 | 7683 | 6930 | 6967 | 368 | 368 | 368 | 1264 | 0.181 | 0.181 | | |
| 35-44 | 19333 | 18881 | 462 | 9424 | 9053 | 9030 | 23 | 7518 | 0.8326 | 10280 | 9851 | 429 | 1905 | 35-44 | 19223 | 18866 | 8983 | 9851 | 9883 | 338 | 338 | 338 | 1812 | 0.203 | 0.203 | | |
| 45-54 | 17922 | 17619 | 303 | 8421 | 8317 | 8312 | 5 | 7429 | 0.8938 | 9605 | 9307 | 298 | 1892 | 45-54 | 17820 | 17581 | 8266 | 9307 | 9315 | 235 | 235 | 235 | 1894 | 0.203 | 0.203 | | |
| 55-64 | 9534 | 9333 | 201 | 4741 | 4651 | 4645 | 8 | 3726 | 0.8021 | 4883 | 4698 | 195 | 1015 | 55-64 | 9480 | 9321 | 4620 | 4883 | 4701 | 154 | 154 | 154 | 965 | 0.203 | 0.203 | | |
| 65+ | 10208 | 10010 | 186 | 4081 | 4585 | 4569 | 16 | 2928 | 0.8409 | 5623 | 5441 | 182 | 1163 | 65+ | 10150 | 9994 | 4546 | 5441 | 5447 | 143 | 143 | 143 | 1106 | 0.203 | 0.203 | | |
| Total | 117195 | 114605 | 2590 | 35063 | 57743 | 57519 | 224 | 27048 | 0.4517 | 59452 | 57086 | 2366 | 8015 | Total | 116526 | 114485 | 57237 | 59452 | 57248 | 1865 | 1865 | 1865 | 7623 | 0.133 | 0.133 | | |



Regional Housing Needs Determination

A 27

A 28

Regional Housing Needs Determination

Regional Housing Needs Determination

| Race | Total Population | Total Households | Total Group Quarters | Male | | | | Female | | | | Headship Rate | Household Size | Female Population | Female Group Quarters | Female Households |
|----------|------------------|------------------|----------------------|------------|-----------|----------------|---------------|------------|-----------|----------------|---------------|---------------|----------------|-------------------|-----------------------|-------------------|
| | | | | Population | Household | Group Quarters | Headship Rate | Population | Household | Group Quarters | Headship Rate | | | | | |
| ALL | 791 | 179107 | 179107 | 92118 | 91817 | 91817 | 529 | 529 | 529 | 67 | 0.0007 | 86568 | 262 | 50 | 0.0008 | |
| | 15-24 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 25-34 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 35-44 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 45-54 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 55-64 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 65-74 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 75-84 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 85-94 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 95-104 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| WHITE | 791 | 179107 | 179107 | 92118 | 91817 | 91817 | 529 | 529 | 529 | 67 | 0.0007 | 86568 | 262 | 50 | 0.0008 | |
| | 15-24 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 25-34 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 35-44 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 45-54 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 55-64 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 65-74 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 75-84 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 85-94 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 95-104 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| HISPANIC | 791 | 179107 | 179107 | 92118 | 91817 | 91817 | 529 | 529 | 529 | 67 | 0.0007 | 86568 | 262 | 50 | 0.0008 | |
| | 15-24 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 25-34 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 35-44 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 45-54 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 55-64 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 65-74 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 75-84 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 85-94 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 95-104 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| BLACK | 791 | 179107 | 179107 | 92118 | 91817 | 91817 | 529 | 529 | 529 | 67 | 0.0007 | 86568 | 262 | 50 | 0.0008 | |
| | 15-24 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 25-34 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 35-44 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 45-54 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 55-64 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 65-74 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 75-84 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 85-94 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 95-104 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| OTHER | 791 | 179107 | 179107 | 92118 | 91817 | 91817 | 529 | 529 | 529 | 67 | 0.0007 | 86568 | 262 | 50 | 0.0008 | |
| | 15-24 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 25-34 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 35-44 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 45-54 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 55-64 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 65-74 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 75-84 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 85-94 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |
| | 95-104 | 110 | 110 | 110 | 110 | 110 | 72 | 72 | 72 | 0.0008 | 110 | 0 | 0 | 0.0008 | | |

Santa Clara

[illegible]

Appendix A

Solano

| ALL | Total Population | Total Households | Group Quarters | Male Total | Male Households | Male Population | Male Group Quarters | Male Household Rate | Male Headship Rate | Female Total | Female Households | Female Population | Female Group Quarters | Female Household Rate | Female Headship Rate | Household Rate |
|----------|------------------|------------------|----------------|------------|-----------------|-----------------|---------------------|---------------------|--------------------|--------------|-------------------|-------------------|-----------------------|-----------------------|----------------------|----------------|
| | | | | | | | | | | | | | | | | |
| ALL | 11,555 | 11,287 | 68 | 5,655 | 1,954 | 3,661 | 1,650 | 3,064 | 3,045 | 5,891 | 1,954 | 3,661 | 1,650 | 3,064 | 3,045 | 0.0007 |
| <18 | 3,710 | 3,563 | 4247 | 1,962 | 2,360 | 2,360 | 2,360 | 2,360 | 2,360 | 1,930 | 2,360 | 2,360 | 2,360 | 2,360 | 2,360 | 0.0007 |
| 18-24 | 5,250 | 4,764 | 4,068 | 2,162 | 3,622 | 3,378 | 2,348 | 2,760 | 0.826 | 3,330 | 3,334 | 3,334 | 3,334 | 3,334 | 3,334 | 0.0007 |
| 25-34 | 6,892 | 6,510 | 2,412 | 3,612 | 3,622 | 3,378 | 2,348 | 2,760 | 0.826 | 3,330 | 3,334 | 3,334 | 3,334 | 3,334 | 3,334 | 0.0007 |
| 35-44 | 2,965 | 2,965 | 2,965 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 0.0007 |
| 45-54 | 2,965 | 2,965 | 2,965 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 0.0007 |
| 55-64 | 3,457 | 3,354 | 3,354 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 0.0007 |
| 65+ | 3,457 | 3,354 | 3,354 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 0.0007 |
| Total | 30,201 | 37,642 | 13,381 | 20,228 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 0.1033 |
| WHITE | 30,201 | 37,642 | 13,381 | 20,228 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 12,256 | 0.1033 |
| <18 | 5,140 | 5,715 | 85 | 31 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 18-24 | 1,803 | 1,653 | 2,540 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 3,731 | 0.001 |
| 25-34 | 2,965 | 2,965 | 2,965 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 0.001 |
| 35-44 | 3,457 | 3,354 | 3,354 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 0.001 |
| 45-54 | 3,457 | 3,354 | 3,354 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 1,718 | 0.001 |
| 55-64 | 2,282 | 2,241 | 872 | 1,466 | 1,002 | 974 | 200 | 870 | 0.862 | 1,330 | 1,334 | 1,334 | 1,334 | 1,334 | 1,334 | 0.001 |
| 65+ | 2,282 | 2,241 | 872 | 1,466 | 1,002 | 974 | 200 | 870 | 0.862 | 1,330 | 1,334 | 1,334 | 1,334 | 1,334 | 1,334 | 0.001 |
| Total | 21,977 | 21,965 | 6832 | 14,526 | 8,632 | 8,632 | 8,632 | 8,632 | 8,632 | 8,632 | 8,632 | 8,632 | 8,632 | 8,632 | 8,632 | 0.001 |
| HISPANIC | 20,563 | 20,529 | 34 | 15 | 10,630 | 10,630 | 10,630 | 10,630 | 10,630 | 10,630 | 10,630 | 10,630 | 10,630 | 10,630 | 10,630 | 0.001 |
| <18 | 8,149 | 5,423 | 728 | 905 | 3,153 | 2,459 | 684 | 578 | 0.234 | 2,968 | 2,968 | 2,968 | 2,968 | 2,968 | 2,968 | 0.001 |
| 18-24 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 25-34 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 35-44 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 45-54 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 55-64 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 65+ | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| Total | 50,036 | 50,700 | 3,336 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 0.134 |
| BLACK | 1,677 | 1,673 | 44 | 18 | 8,489 | 8,441 | 28 | 7 | 0.008 | 8,248 | 8,248 | 8,248 | 8,248 | 8,248 | 8,248 | 0.001 |
| <18 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 18-24 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 25-34 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 35-44 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 45-54 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 55-64 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 65+ | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| Total | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 0.001 |
| OTHER | 1,677 | 1,673 | 44 | 18 | 8,489 | 8,441 | 28 | 7 | 0.008 | 8,248 | 8,248 | 8,248 | 8,248 | 8,248 | 8,248 | 0.001 |
| <18 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 18-24 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 25-34 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 35-44 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 45-54 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 55-64 | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| 65+ | 8,009 | 5,180 | 840 | 1,180 | 3,127 | 2,968 | 759 | 557 | 0.232 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 2,962 | 0.001 |
| Total | 50,036 | 50,700 | 3,336 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 18,779 | 0.001 |

[illegible]

Appendix A

| | 1999 <u>Actual</u> | 2006 <u>Trend</u> | 2006 <u>1999 rates</u> | 2006 <u>Average</u> | 2006 <u>90 rate</u> |
|--------|-----------------------|----------------------|---------------------------|------------------------|------------------------|
| HH Pop | 6,637,559 | 7,261,931 | 7,261,931 | 7,261,938 | 7,261,931 |
| HHs | 2,397,254 | 2,495,473 | 2,627,997 | 2,705,615 | 2,800,397 |
| pp/hh | 2.77 | 2.91 | 2.76 | 2.68 | 2.59 |

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006

| -----POPULATION----- | | | -----HOUSING UNITS----- | | | | | PERSONS PER HOUSE----- | | | | |
|--------------------------------|-----------|----------------|-------------------------|---------|----------|----------|--------|------------------------|-----------------|---------------|---------------|----------------|
| COUNTY/CITY | TOTAL | HOUSE- HOLD | GROUP QUARTERS | TOTAL | DETACHED | ATTACHED | 2 TO 4 | 5 PLUS | MOBILE HOMES | OCCU- PIED | PCT VACANT | HOUSE- HOLD |
| | | | | | | | | | | | | |
| ALAMEDA COUNTY | | | | | | | | | | | | |
| ALAMEDA | 74,405 | 73,314 | 1,091 | 32,212 | 13,139 | 3,983 | 5,064 | 9,726 | 300 | 31,040 | 3.64 | 2,362 |
| ALBANY | 16,680 | 16,647 | 33 | 7,325 | 3,784 | 197 | 828 | 2,510 | 6 | 7,085 | 3.28 | 2,350 |
| BERKELEY | 105,385 | 98,712 | 6,673 | 47,648 | 20,153 | 1,756 | 9,330 | 16,350 | 59 | 45,683 | 4.12 | 2,161 |
| DUBLIN | 41,907 | 36,627 | 5,280 | 14,322 | 7,851 | 1,304 | 444 | 4,695 | 28 | 13,796 | 3.67 | 2,655 |
| EMERYVILLE | 8,537 | 8,470 | 67 | 5,293 | 270 | 329 | 507 | 4,150 | 37 | 4,923 | 6.99 | 1,720 |
| FREMONT | 210,158 | 208,399 | 1,759 | 71,512 | 42,289 | 7,181 | 3,057 | 18,229 | 756 | 70,261 | 1.75 | 2,966 |
| HAYWARD | 146,398 | 144,243 | 2,155 | 47,861 | 23,910 | 3,552 | 3,448 | 14,652 | 2,299 | 46,696 | 2.43 | 3,089 |
| LIVERMORE | 81,443 | 81,136 | 307 | 29,416 | 21,308 | 2,446 | 1,246 | 3,985 | 431 | 28,877 | 1.83 | 2,810 |
| NEWARK | 43,486 | 43,397 | 89 | 13,416 | 9,207 | 1,238 | 766 | 2,146 | 59 | 13,255 | 1.20 | 3,274 |
| OAKLAND | 411,755 | 404,498 | 7,257 | 161,642 | 72,390 | 6,646 | 29,176 | 52,974 | 456 | 154,906 | 4.17 | 2,611 |
| PIEDMONT | 10,999 | 10,997 | 2 | 3,861 | 3,784 | 0 | 35 | 34 | 8 | 3,806 | 1.42 | 2,889 |
| PLEASANTON | 67,876 | 67,641 | 235 | 25,470 | 16,742 | 2,753 | 1,163 | 4,356 | 456 | 24,772 | 2.74 | 2,731 |
| SAN LEANDRO | 81,074 | 80,247 | 827 | 31,863 | 19,434 | 2,028 | 2,248 | 7,249 | 904 | 31,160 | 2.21 | 2,575 |
| UNION CITY | 71,152 | 70,810 | 342 | 20,019 | 12,777 | 2,381 | 1,106 | 2,836 | 919 | 19,769 | 1.25 | 3,582 |
| | | | | | | | | | | | | |
| BALANCE OF COUNTY INCORPORATED | 139,048 | 136,372 | 2,676 | 50,619 | 34,515 | 3,469 | 3,390 | 8,317 | 928 | 49,536 | 2.14 | 2,753 |
| | 1,371,255 | 1,345,138 | 26,117 | 511,860 | 267,038 | 35,794 | 58,418 | 143,892 | 6,718 | 496,029 | 3.09 | 2,712 |
| COUNTY TOTAL | 1,510,303 | 1,481,510 | 28,793 | 562,479 | 301,553 | 39,263 | 61,808 | 152,209 | 7,646 | 545,565 | 3.01 | 2,716 |
| | | | | | | | | | | | | |
| CONTRA COSTA COUNTY | | | | | | | | | | | | |
| ANTIOCH | 100,945 | 100,529 | 416 | 33,633 | 25,298 | 2,205 | 1,783 | 4,078 | 269 | 32,764 | 2.58 | 3,068 |
| BRENTWOOD | 45,892 | 45,855 | 37 | 15,494 | 13,979 | 399 | 330 | 435 | 351 | 14,927 | 3.66 | 3,072 |
| CLAYTON | 10,924 | 10,898 | 26 | 3,988 | 3,256 | 681 | 19 | 27 | 5 | 3,947 | 1.03 | 2,761 |
| CONCORD | 124,436 | 123,014 | 1,422 | 46,289 | 27,683 | 2,911 | 2,929 | 11,389 | 1,377 | 45,078 | 2.62 | 2,729 |
| DANVILLE | 43,052 | 42,588 | 464 | 15,637 | 12,038 | 2,564 | 279 | 756 | 0 | 15,313 | 2.07 | 2,781 |
| EL CERRITO | 23,471 | 23,295 | 176 | 10,610 | 7,338 | 355 | 1,315 | 1,570 | 32 | 10,353 | 2.42 | 2,250 |
| HERCULES | 23,834 | 23,795 | 39 | 8,017 | 5,312 | 1,631 | 294 | 780 | 0 | 7,867 | 1.87 | 3,025 |
| LAFAYETTE | 24,191 | 24,055 | 136 | 9,455 | 7,504 | 294 | 434 | 1,223 | 0 | 9,271 | 1.95 | 2,595 |
| MARTINEZ | 36,582 | 35,246 | 1,336 | 14,922 | 9,566 | 2,237 | 988 | 2,107 | 24 | 14,618 | 2.04 | 2,411 |
| MORAGA | 16,338 | 14,707 | 1,631 | 5,785 | 4,022 | 968 | 243 | 545 | 7 | 5,687 | 1.69 | 2,586 |
| OAKLEY | 29,074 | 29,007 | 67 | 9,030 | 8,276 | 89 | 74 | 170 | 421 | 8,900 | 1.44 | 3,259 |
| ORINDA | 17,693 | 17,626 | 67 | 6,788 | 6,287 | 188 | 87 | 219 | 7 | 6,640 | 2.18 | 2,655 |
| PINOLE | 19,465 | 19,247 | 218 | 6,990 | 5,130 | 498 | 366 | 981 | 15 | 6,904 | 1.23 | 2,788 |

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006

| COUNTY/CITY | POPULATION | | | HOUSING UNITS | | | | | | | PERSONS PER | |
|-------------------|------------|----------------|-------------------|---------------|----------|----------|--------|--------|-----------------|---------------|---------------|----------------|
| | TOTAL | HOUSE- HOLD | GROUP QUARTERS | TOTAL | DETACHED | ATTACHED | 2 TO 4 | 5 PLUS | MOBILE HOMES | OCCU- PIED | PCT VACANT | HOUSE- HOLD |
| | | | | | | | | | | | | |
| PITTSBURG | 62,979 | 62,473 | 506 | 20,342 | 13,782 | 1,298 | 1,320 | 3,266 | 676 | 19,721 | 3.05 | 3,168 |
| PLEASANT HILL | 33,462 | 33,002 | 460 | 14,320 | 8,434 | 1,631 | 718 | 3,485 | 52 | 14,033 | 2.00 | 2,352 |
| RICHMOND | 103,468 | 101,840 | 1,628 | 37,656 | 21,326 | 2,931 | 5,367 | 7,911 | 121 | 36,173 | 3.94 | 2,815 |
| SAN PABLO | 31,216 | 30,751 | 465 | 9,666 | 4,224 | 853 | 1,362 | 2,420 | 807 | 9,367 | 3.09 | 3,283 |
| SAN RAMON | 53,137 | 53,052 | 85 | 20,903 | 13,232 | 2,331 | 1,047 | 4,282 | 11 | 20,181 | 3.45 | 2,629 |
| WALNUT CREEK | 66,111 | 64,960 | 1,151 | 32,267 | 12,227 | 4,852 | 4,308 | 10,832 | 48 | 31,113 | 3.58 | 2,088 |
| BALANCE OF COUNTY | 163,107 | 162,136 | 971 | 62,896 | 46,263 | 2,721 | 2,568 | 7,955 | 3,389 | 59,683 | 5.11 | 2,717 |
| INCORPORATED | 866,270 | 855,940 | 10,330 | 321,792 | 208,914 | 28,916 | 23,263 | 56,476 | 4,223 | 312,857 | 2.78 | 2,736 |
| COUNTY TOTAL | 1,029,377 | 1,018,076 | 11,301 | 384,688 | 255,177 | 31,637 | 25,831 | 64,431 | 7,612 | 372,540 | 3.16 | 2,733 |
| MARIN COUNTY | | | | | | | | | | | | |
| BELVEDERE | 2,136 | 2,136 | 0 | 1,065 | 874 | 54 | 94 | 43 | 0 | 962 | 9.67 | 2,220 |
| CORTE MADERA | 9,399 | 9,391 | 8 | 3,977 | 2,621 | 416 | 369 | 561 | 10 | 3,901 | 1.91 | 2,407 |
| FAIRFAX | 7,326 | 7,296 | 30 | 3,422 | 2,335 | 193 | 490 | 393 | 11 | 3,310 | 3.27 | 2,204 |
| LARKSPUR | 12,040 | 11,885 | 155 | 6,428 | 2,452 | 360 | 544 | 2,833 | 239 | 6,157 | 4.22 | 1,930 |
| MILL VALLEY | 13,735 | 13,644 | 91 | 6,350 | 4,138 | 550 | 535 | 1,127 | 0 | 6,210 | 2.20 | 2,197 |
| NOVATO | 51,130 | 50,115 | 1,015 | 20,469 | 12,089 | 2,669 | 1,313 | 3,680 | 718 | 19,906 | 2.75 | 2,518 |
| ROSS | 2,357 | 2,263 | 94 | 815 | 795 | 0 | 12 | 0 | 8 | 771 | 5.40 | 2,935 |
| SAN ANSELMO | 12,418 | 12,162 | 256 | 5,427 | 3,998 | 186 | 468 | 757 | 18 | 5,286 | 2.60 | 2,301 |
| SAN RAFAEL | 57,349 | 55,279 | 2,070 | 23,476 | 10,641 | 2,009 | 2,459 | 7,878 | 489 | 22,886 | 2.51 | 2,415 |
| SAUSALITO | 7,394 | 7,382 | 12 | 4,551 | 1,728 | 423 | 1,349 | 827 | 224 | 4,293 | 5.67 | 1,720 |
| TIBURON | 8,818 | 8,712 | 106 | 3,962 | 2,421 | 237 | 467 | 837 | 0 | 3,777 | 4.67 | 2,307 |
| BALANCE OF COUNTY | 69,239 | 62,001 | 7,238 | 27,798 | 21,424 | 1,489 | 1,589 | 2,882 | 414 | 25,856 | 6.99 | 2,398 |
| INCORPORATED | 184,102 | 180,265 | 3,837 | 79,942 | 44,092 | 7,097 | 8,100 | 18,936 | 1,717 | 77,459 | 3.11 | 2,327 |
| COUNTY TOTAL | 253,341 | 242,266 | 11,075 | 107,740 | 65,516 | 8,586 | 9,689 | 21,818 | 2,131 | 103,315 | 4.11 | 2,345 |
| NAPA COUNTY | | | | | | | | | | | | |
| AMERICAN CANYON | 14,961 | 14,827 | 134 | 5,098 | 4,167 | 23 | 68 | 61 | 779 | 4,997 | 1.98 | 2,967 |
| CALISTOGA | 5,258 | 5,191 | 67 | 2,307 | 1,072 | 97 | 186 | 361 | 591 | 2,096 | 9.15 | 2,477 |
| NAPA | 76,705 | 75,246 | 1,459 | 29,746 | 18,017 | 2,338 | 2,856 | 5,146 | 1,389 | 28,892 | 2.87 | 2,604 |

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006

| COUNTY/CITY | POPULATION | | | HOUSING UNITS | | | | | PERSONS PER HOUSE- | | | |
|----------------------|------------|------------|----------------|---------------|----------|----------|--------|---------|--------------------|----------|------------|------------|
| | TOTAL | HOUSE-HOLD | GROUP QUARTERS | TOTAL | DETACHED | ATTACHED | 2 TO 4 | 5 PLUS | MOBILE HOMES | OCCUPIED | PCT VACANT | HOUSE-HOLD |
| ST HELENA | 5,989 | 5,937 | 52 | 2,758 | 1,687 | 215 | 216 | 478 | 162 | 2,425 | 12.07 | 2.448 |
| YOUNTVILLE | 3,264 | 2,094 | 1,170 | 1,177 | 623 | 172 | 39 | 35 | 308 | 1,084 | 7.90 | 1.932 |
| BALANCE OF COUNTY | 28,267 | 25,880 | 2,387 | 11,855 | 10,112 | 650 | 353 | 8 | 732 | 10,125 | 14.59 | 2.556 |
| INCORPORATED | 106,177 | 103,295 | 2,882 | 41,086 | 25,566 | 2,845 | 3,365 | 6,081 | 3,229 | 39,494 | 3.87 | 2.615 |
| COUNTY TOTAL | 134,444 | 129,175 | 5,269 | 52,941 | 35,678 | 3,495 | 3,718 | 6,089 | 3,961 | 49,619 | 6.27 | 2.603 |
| SAN FRANCISCO COUNTY | 798,680 | 778,349 | 20,331 | 356,985 | 62,974 | 48,700 | 81,809 | 162,942 | 560 | 339,648 | 4.86 | 2.292 |
| SAN FRANCISCO | 798,680 | 778,349 | 20,331 | 356,985 | 62,974 | 48,700 | 81,809 | 162,942 | 560 | 339,648 | 4.86 | 2.292 |
| INCORPORATED | 798,680 | 778,349 | 20,331 | 356,985 | 62,974 | 48,700 | 81,809 | 162,942 | 560 | 339,648 | 4.86 | 2.292 |
| COUNTY TOTAL | 798,680 | 778,349 | 20,331 | 356,985 | 62,974 | 48,700 | 81,809 | 162,942 | 560 | 339,648 | 4.86 | 2.292 |
| SAN MATEO COUNTY | 7,262 | 6,944 | 318 | 2,532 | 2,493 | 32 | 0 | 7 | 0 | 2,439 | 3.67 | 2.847 |
| ATHERTON | 25,648 | 25,021 | 627 | 10,813 | 6,293 | 649 | 275 | 3,596 | 0 | 10,651 | 1.50 | 2.349 |
| BELMONT | 3,744 | 3,704 | 40 | 1,908 | 1,068 | 260 | 179 | 358 | 43 | 1,688 | 11.53 | 2.194 |
| BRISBANE | 28,322 | 27,836 | 486 | 12,956 | 6,163 | 423 | 993 | 5,377 | 0 | 12,596 | 2.78 | 2.210 |
| BURLINGAME | 1,575 | 1,526 | 49 | 458 | 218 | 66 | 98 | 70 | 6 | 440 | 3.93 | 3.468 |
| DALY CITY | 104,820 | 104,030 | 790 | 31,704 | 16,124 | 4,507 | 2,835 | 7,596 | 642 | 31,162 | 1.71 | 3.338 |
| EAST PALO ALTO | 32,083 | 31,894 | 189 | 7,721 | 3,952 | 342 | 360 | 2,908 | 159 | 7,595 | 1.63 | 4.199 |
| FOSTER CITY | 29,900 | 29,813 | 87 | 12,478 | 4,809 | 2,464 | 767 | 4,431 | 7 | 12,067 | 3.29 | 2.471 |
| HALF MOON BAY | 12,739 | 11,891 | 848 | 4,453 | 2,797 | 536 | 314 | 379 | 427 | 4,334 | 2.67 | 2.744 |
| HILLSBOROUGH | 10,965 | 10,963 | 2 | 3,856 | 3,836 | 11 | 9 | 0 | 0 | 3,740 | 3.01 | 2.931 |
| MENLO PARK | 30,750 | 29,790 | 960 | 12,707 | 6,832 | 930 | 1,574 | 3,366 | 5 | 12,380 | 2.57 | 2.406 |
| MILLBRAE | 20,735 | 20,403 | 332 | 8,126 | 5,321 | 269 | 432 | 2,093 | 11 | 7,969 | 1.93 | 2.560 |
| PACIFICA | 38,739 | 38,558 | 181 | 14,388 | 10,366 | 787 | 725 | 2,412 | 98 | 14,136 | 1.75 | 2.728 |
| PORTOLA VALLEY | 4,553 | 4,483 | 70 | 1,810 | 1,502 | 33 | 8 | 267 | 0 | 1,737 | 4.03 | 2.581 |
| REDWOOD CITY | 76,087 | 74,160 | 1,927 | 29,216 | 13,556 | 3,656 | 2,619 | 8,552 | 833 | 28,348 | 2.97 | 2.616 |
| SAN BRUNO | 41,515 | 41,294 | 221 | 15,500 | 9,151 | 566 | 1,188 | 4,573 | 22 | 15,187 | 2.02 | 2.719 |
| SAN CARLOS | 28,265 | 28,082 | 183 | 11,933 | 8,265 | 609 | 490 | 2,553 | 16 | 11,693 | 2.01 | 2.402 |
| SAN MATEO | 94,315 | 92,999 | 1,316 | 39,083 | 17,730 | 3,492 | 3,034 | 14,782 | 45 | 38,156 | 2.37 | 2.437 |

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006

| COUNTY/CITY | POPULATION | | HOUSING UNITS | | | | | PERSONS PER HOUSE- | | | |
|--|------------|------------|----------------|---------|----------|----------|--------|--------------------|--------------|----------|------------|
| | TOTAL | HOUSE-HOLD | GROUP QUARTERS | TOTAL | DETACHED | ATTACHED | 2 TO 4 | 5 PLUS | MOBILE HOMES | OCCUPIED | PCT VACANT |
| | | | | | | | | | | | |
| -----POPULATION----- HOUSING UNITS ----- SINGLE ----- MULTIPLE ----- | | | | | | | | | | | |
| SOUTH SAN FRANCISCO | 61,824 | 61,381 | 443 | 20,582 | 12,009 | 2,544 | 1,686 | 3,934 | 409 | 20,112 | 2.28 |
| WOODSIDE | 5,507 | 5,501 | 6 | 2,090 | 2,028 | 28 | 28 | 5 | 1 | 2,007 | 3.97 |
| BALANCE OF COUNTY INCORPORATED | 64,756 | 63,373 | 1,383 | 22,526 | 18,613 | 708 | 929 | 1,429 | 847 | 21,777 | 3.33 |
| | 659,348 | 650,273 | 9,075 | 244,314 | 134,513 | 22,204 | 17,614 | 67,259 | 2,724 | 238,437 | 2.41 |
| COUNTY TOTAL | 724,104 | 713,646 | 10,458 | 266,840 | 153,126 | 22,912 | 18,543 | 68,688 | 3,571 | 260,214 | 2.48 |
| SANTA CLARA COUNTY | | | | | | | | | | | |
| CAMPBELL | 38,408 | 38,118 | 290 | 16,475 | 6,999 | 2,022 | 2,442 | 4,755 | 257 | 16,107 | 2.23 |
| CUPERTINO | 53,840 | 53,359 | 481 | 19,892 | 12,209 | 2,135 | 1,696 | 3,843 | 9 | 19,387 | 2.54 |
| GILROY | 48,527 | 48,097 | 430 | 14,328 | 9,653 | 757 | 1,314 | 2,173 | 431 | 13,996 | 2.32 |
| LOS ALTOS | 27,608 | 27,189 | 419 | 10,741 | 9,159 | 364 | 275 | 927 | 16 | 10,475 | 2.48 |
| LOS ALTOS HILLS | 8,482 | 8,417 | 65 | 3,050 | 2,986 | 32 | 17 | 9 | 6 | 2,969 | 2.66 |
| LOS GATOS | 28,989 | 28,287 | 702 | 12,599 | 7,141 | 1,839 | 936 | 2,560 | 123 | 12,214 | 3.06 |
| MILPITAS | 65,276 | 62,102 | 3,174 | 18,197 | 10,942 | 2,225 | 1,643 | 2,801 | 586 | 17,954 | 1.34 |
| MONTE SERENO | 3,512 | 3,512 | 0 | 1,253 | 1,149 | 13 | 18 | 73 | 0 | 1,227 | 2.08 |
| MORGAN HILL | 37,091 | 36,578 | 513 | 12,331 | 7,672 | 1,752 | 728 | 1,267 | 912 | 12,058 | 2.21 |
| MOUNTAIN VIEW | 71,995 | 71,479 | 516 | 33,168 | 9,222 | 3,907 | 2,659 | 16,149 | 1,231 | 31,951 | 3.67 |
| PALO ALTO | 62,148 | 61,480 | 668 | 27,767 | 15,607 | 980 | 1,729 | 9,287 | 164 | 26,880 | 3.19 |
| SAN JOSE | 953,679 | 942,528 | 11,151 | 301,848 | 166,652 | 27,918 | 23,413 | 72,837 | 11,028 | 296,235 | 1.86 |
| SANTA CLARA | 110,771 | 107,984 | 2,787 | 43,168 | 18,571 | 3,723 | 3,923 | 16,842 | 109 | 41,966 | 2.78 |
| SARATOGA | 30,835 | 30,474 | 361 | 11,016 | 9,651 | 560 | 241 | 557 | 7 | 10,810 | 1.87 |
| SUNNYVALE | 133,544 | 132,669 | 875 | 54,728 | 21,195 | 4,329 | 4,908 | 20,200 | 4,096 | 53,493 | 2.26 |
| BALANCE OF COUNTY INCORPORATED | 98,553 | 90,611 | 7,942 | 31,568 | 25,115 | 1,597 | 919 | 3,254 | 683 | 30,470 | 3.48 |
| | 1,674,705 | 1,652,273 | 22,432 | 580,561 | 308,808 | 52,556 | 45,942 | 154,280 | 18,975 | 567,722 | 2.21 |
| COUNTY TOTAL | 1,773,258 | 1,742,884 | 30,374 | 612,129 | 333,923 | 54,153 | 46,861 | 157,534 | 19,658 | 598,192 | 2.28 |
| SOLANO COUNTY | | | | | | | | | | | |
| BENICIA | 27,319 | 27,265 | 54 | 10,945 | 7,068 | 1,049 | 942 | 1,560 | 326 | 10,718 | 2.07 |
| DIXON | 17,574 | 17,533 | 41 | 5,761 | 4,646 | 213 | 378 | 438 | 86 | 5,651 | 1.91 |
| FAIRFIELD | 105,601 | 101,914 | 3,687 | 37,449 | 25,323 | 2,519 | 2,504 | 6,211 | 892 | 35,024 | 6.48 |

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006

| -----POPULATION----- | | | | -----HOUSING UNITS----- | | | | PERSONS PER HOUSE----- | | | | |
|----------------------|--------------|----------|--------|-------------------------|----------|--------|--------|------------------------|------------|------------|-----------------|-------|
| COUNTY/CITY | HOUSE- GROUP | | TOTAL | DETACHED | ATTACHED | 2 TO 4 | 5 PLUS | MOBILE HOMES | OCCU- PIED | PCT VACANT | HOUSE- PER HOLD | |
| | HOLD | QUARTERS | | | | | | | | | | |
| RIO VISTA | 7,376 | 7,376 | 0 | 3,314 | 2,895 | 34 | 103 | 171 | 111 | 3,173 | 4.25 | 2,325 |
| SUISUN CITY | 27,748 | 27,654 | 94 | 8,833 | 7,497 | 189 | 327 | 754 | 66 | 8,660 | 1.96 | 3,193 |
| VACAVILLE | 96,395 | 86,843 | 9,552 | 32,047 | 22,231 | 1,040 | 2,150 | 5,318 | 1,308 | 31,388 | 2.06 | 2,767 |
| VALLEJO | 121,099 | 118,849 | 2,250 | 43,464 | 30,380 | 1,792 | 3,921 | 6,025 | 1,346 | 41,758 | 3.93 | 2,846 |
| | | | | | | | | | | | | |
| BALANCE OF COUNTY | 19,736 | 19,138 | 598 | 7,380 | 6,009 | 450 | 299 | 119 | 503 | 6,822 | 7.56 | 2,805 |
| INCORPORATED | 403,112 | 387,434 | 15,678 | 141,813 | 100,040 | 6,836 | 10,325 | 20,477 | 4,135 | 136,372 | 3.84 | 2,841 |
| COUNTY TOTAL | 422,848 | 406,572 | 16,276 | 149,193 | 106,049 | 7,286 | 10,624 | 20,596 | 4,638 | 143,194 | 4.02 | 2,839 |
| | | | | | | | | | | | | |
| SONOMA COUNTY | | | | | | | | | | | | |
| CLOVERDALE | 8,454 | 8,377 | 77 | 3,297 | 2,498 | 162 | 120 | 308 | 209 | 3,141 | 4.73 | 2,667 |
| COTATI | 7,381 | 7,363 | 18 | 2,994 | 1,641 | 526 | 373 | 333 | 121 | 2,932 | 2.07 | 2,511 |
| HEALDSBURG | 11,704 | 11,581 | 123 | 4,565 | 3,276 | 254 | 450 | 485 | 100 | 4,379 | 4.07 | 2,645 |
| PETALUMA | 56,727 | 55,987 | 740 | 21,443 | 15,406 | 1,677 | 1,368 | 2,061 | 931 | 21,050 | 1.83 | 2,660 |
| ROHNERT PARK | 43,027 | 41,926 | 1,101 | 16,353 | 7,660 | 1,699 | 929 | 4,652 | 1,413 | 16,038 | 1.93 | 2,614 |
| SANTA ROSA | 157,145 | 153,411 | 3,734 | 62,398 | 37,558 | 5,835 | 4,918 | 11,386 | 2,701 | 60,733 | 2.67 | 2,526 |
| SEBASTOPOLE | 7,753 | 7,542 | 211 | 3,362 | 2,017 | 254 | 535 | 497 | 59 | 3,291 | 2.11 | 2,292 |
| SONOMA | 9,893 | 9,802 | 91 | 5,135 | 2,913 | 720 | 478 | 587 | 437 | 4,812 | 6.29 | 2,037 |
| WINDSOR | 26,011 | 25,920 | 91 | 8,975 | 7,004 | 460 | 254 | 435 | 822 | 8,813 | 1.81 | 2,941 |
| | | | | | | | | | | | | |
| BALANCE OF COUNTY | 151,834 | 145,605 | 6,229 | 65,338 | 52,834 | 2,902 | 2,945 | 2,053 | 4,604 | 57,536 | 11.94 | 2,531 |
| INCORPORATED | 328,095 | 321,909 | 6,186 | 128,522 | 79,973 | 11,587 | 9,425 | 20,744 | 6,793 | 125,189 | 2.59 | 2,571 |
| COUNTY TOTAL | 479,929 | 467,514 | 12,415 | 193,860 | 132,807 | 14,489 | 12,370 | 22,797 | 11,397 | 182,725 | 5.74 | 2,559 |

Table 2: E-5 City/County Population and Housing Estimates, 1/1/2006

| COUNTY/CITY | POPULATION----- | | | HOUSING UNITS----- | | | PERSONS PER HOUSE----- | | | | | |
|-----------------------------------|-----------------|------------|----------------|--------------------|----------|----------|------------------------|---------|--------------|----------|------------|------------|
| | TOTAL | HOUSE-HOLD | GROUP QUARTERS | TOTAL | DETACHED | ATTACHED | 2 TO 4 | 5 PLUS | MOBILE HOMES | OCCUPIED | PCT VACANT | HOUSE-HOLD |
| ----- SINGLE ----- MULTIPLE ----- | | | | | | | | | | | | |
| ALAMEDA COUNTY | | | | | | | | | | | | |
| ALAMEDA | 74,405 | 73,314 | 1,091 | 32,212 | 13,139 | 3,983 | 5,064 | 9,726 | 300 | 31,040 | 3.64 | 2,362 |
| ALBANY | 16,680 | 16,647 | 33 | 7,325 | 3,784 | 197 | 828 | 2,510 | 6 | 7,085 | 3.28 | 2,350 |
| BERKELEY | 105,385 | 98,712 | 6,673 | 47,648 | 20,153 | 1,756 | 9,330 | 16,350 | 59 | 45,683 | 4.12 | 2,161 |
| DUBLIN | 41,907 | 36,627 | 5,280 | 14,322 | 7,851 | 1,304 | 444 | 4,695 | 28 | 13,796 | 3.67 | 2,655 |
| EMERYVILLE | 8,537 | 8,470 | 67 | 5,293 | 270 | 329 | 507 | 4,150 | 37 | 4,923 | 6.99 | 1,720 |
| FREMONT | 210,158 | 208,399 | 1,759 | 71,512 | 42,289 | 7,181 | 3,057 | 18,229 | 756 | 70,261 | 1.75 | 2,966 |
| HAYWARD | 146,398 | 144,243 | 2,155 | 47,861 | 23,910 | 3,552 | 3,448 | 14,652 | 2,299 | 46,696 | 2.43 | 3,089 |
| LIVERMORE | 81,443 | 81,136 | 307 | 29,416 | 21,308 | 2,446 | 1,246 | 3,985 | 431 | 28,877 | 1.83 | 2,810 |
| NEWARK | 43,486 | 43,397 | 89 | 13,416 | 9,207 | 1,238 | 766 | 2,146 | 59 | 13,255 | 1.20 | 3,274 |
| OAKLAND | 411,755 | 404,498 | 7,257 | 161,642 | 72,390 | 6,646 | 29,176 | 52,974 | 456 | 154,906 | 4.17 | 2,611 |
| PIEDMONT | 10,999 | 10,997 | 2 | 3,861 | 3,784 | 0 | 35 | 34 | 8 | 3,806 | 1.42 | 2,889 |
| PLEASANTON | 67,876 | 67,641 | 235 | 25,470 | 16,742 | 2,753 | 1,163 | 4,356 | 456 | 24,772 | 2.74 | 2,731 |
| SAN LEANDRO | 81,074 | 80,247 | 827 | 31,863 | 19,434 | 2,028 | 2,248 | 7,249 | 904 | 31,160 | 2.21 | 2,575 |
| UNION CITY | 71,152 | 70,810 | 342 | 20,019 | 12,777 | 2,381 | 1,106 | 2,836 | 919 | 19,769 | 1.25 | 3,582 |
| BALANCE OF COUNTY | | | | | | | | | | | | |
| INCORPORATED | 1,371,255 | 1,345,138 | 26,117 | 511,860 | 267,038 | 35,794 | 58,418 | 143,892 | 6,718 | 496,029 | 3.09 | 2,712 |
| COUNTY TOTAL | 1,510,303 | 1,481,510 | 28,793 | 562,479 | 301,553 | 39,263 | 61,808 | 152,209 | 7,646 | 545,565 | 3.01 | 2,716 |
| CONTRA COSTA COUNTY | | | | | | | | | | | | |
| ANTIOCH | 100,945 | 100,529 | 416 | 33,633 | 25,298 | 2,205 | 1,783 | 4,078 | 269 | 32,764 | 2.58 | 3,068 |
| BRENTWOOD | 45,892 | 45,855 | 37 | 15,494 | 13,979 | 399 | 330 | 435 | 351 | 14,927 | 3.66 | 3,072 |
| CLAYTON | 10,924 | 10,898 | 26 | 3,988 | 3,256 | 681 | 19 | 27 | 5 | 3,947 | 1.03 | 2,761 |
| CONCORD | 124,436 | 123,014 | 1,422 | 46,289 | 27,683 | 2,911 | 2,929 | 11,389 | 1,377 | 45,078 | 2.62 | 2,729 |
| DANVILLE | 43,052 | 42,588 | 464 | 15,637 | 12,038 | 2,564 | 279 | 756 | 0 | 15,313 | 2.07 | 2,781 |
| EL CERRITO | 23,471 | 23,295 | 176 | 10,610 | 7,338 | 355 | 1,315 | 1,570 | 32 | 10,353 | 2.42 | 2,250 |
| HERCULES | 23,834 | 23,795 | 39 | 8,017 | 5,312 | 1,631 | 294 | 780 | 0 | 7,867 | 1.87 | 3,025 |
| LAFAYETTE | 24,191 | 24,055 | 136 | 9,455 | 7,504 | 294 | 434 | 1,223 | 0 | 9,271 | 1.95 | 2,595 |
| MARTINEZ | 36,582 | 35,246 | 1,336 | 14,922 | 9,566 | 2,237 | 988 | 2,107 | 24 | 14,618 | 2.04 | 2,411 |
| MORAGA | 16,338 | 14,707 | 1,631 | 5,785 | 4,022 | 968 | 243 | 545 | 7 | 5,687 | 1.69 | 2,586 |
| OAKLEY | 29,074 | 29,007 | 67 | 9,030 | 8,276 | 89 | 74 | 170 | 421 | 8,900 | 1.44 | 3,259 |
| ORINDA | 17,693 | 17,626 | 67 | 6,788 | 6,287 | 188 | 87 | 219 | 7 | 6,640 | 2.18 | 2,655 |
| PINOLE | 19,465 | 19,247 | 218 | 6,990 | 5,130 | 498 | 366 | 981 | 15 | 6,904 | 1.23 | 2,788 |

Housing Methodology Committee (HMC)
Meeting - June 29, 2006
10:00a.m – 2:00 p.m.
San Francisco Bay Conservation & Development District
50 California Street, 26th Floor
San Francisco, CA

Meeting Summary

1. Call to Order/Introductions

The meeting began with introductions of member representatives, interested parties, and ABAG staff. Paul Fassinger, Research Director at the Association of Bay Area Governments (ABAG) provided an overview of the Meeting Agenda.

2. *Projections 2007*

As a follow-up to the May HMC Meeting, Mr. Fassinger presented an overview of ABAG staff recommended Forecasting Assumptions for *Projections 2007*. Mr. Fassinger explained that the Assumptions serve as a general guide for forecasting related to *Projections* and for regional policies. He indicated that ABAG staff planned to bring refined information on the agency's monitoring efforts to its ABAG Executive Board at its September meeting.

Forecast Parameters were described including the following:

- Changes are needed based in part upon slower than expected employment growth in region
- Smart Growth policy information is being developed through ABAG's monitoring program and needs to be incorporated into assumptions
- Housing Production estimates will be shifted to assume an increase in multi-family housing production
- Staff will work with the HMC and the Focusing Our Vision Technical Advisory Committee to develop information and consider that information in modeling for *Projections 2007*.

Issues raised and/or identified by HMC members and/or non-member attendees included the following:

- Multiple data requests on the part of various regional agencies (ABAG, MTC, county CMA's, etc.) should be coordinated
- Jurisdictional Staff need to believe that the data being used is valid and that data requests will be utilized in a beneficial way as the request are very time-consuming
- Jobs numbers should distinguish between retail jobs and live/work
- HMC should be fully involved in discussion re: Regional Housing Needs Number

The following potential Factors relative to Projections and the Regional Housing Needs Number were identified by attendees:

- Annexation of County Unincorporated Lands
- Water Supply

- Sphere of Influence and Urban Growth Boundaries must be reconciled relative to how housing needs numbers are allocated
- Open Space Agreements should be considered
- Geopolitical and Planning boundaries must be consistent with one another and aligned with the California Department of Housing and Community Development's (HCD's) certification process

3. Data Survey

Paul Fassinger provided an overview of the required survey of local factors. He indicated that staff proposed that the HMC discuss factors using the draft information and delaying the survey to better coordinate it with local jurisdiction's review of *Projections 2007* forecast. Mr. Fassinger also indicated that staff would like the HMC to begin discussing whether some factors might be more appropriately included in the methodology for the Projections 2007 as opposed to being part of the RHNA methodology.

ABAG has draft information for the following factors:

- existing and protected jobs housing relationship
- distribution of household growth
- market demand for housing
- city-county growth management policies
- high housing cost burdens

Further information was provided relative to Factors that local jurisdictions typically have superior information for including sewer and water capacity and potential infill development sites.

Schedule

ABAG staff proposed that surveying begin in August, with the jurisdictional response period running through the end of September.

Issues raised and/or identified by HMC members and/or non-member attendees included the following:

- Will HCD recognize local growth control measures?
- Counties are largely not interested in urban uses in unincorporated areas
- Jobs/Housing/Fiscal balance is key for cities
- What weight can be given to open space constraints?
- Staff should provide open space and agricultural land data at next meeting
- What is the limit of growth for the Bay Area?
- How should available land be defined?
- ABAG Staff/HCD should provide definition of housing units that can be counted for certification purposes
- HCD staff should attend an HMC meeting to answer member's questions regarding how the large regional number is arrived at, what qualifies as a housing unit, how housing element law and policy relates to land use and growth management policy and laws.

4. Subregional Allocation

Kenneth Moy, ABAG Legal Counsel, provided an overview of the large number of issues pertaining to Subregional Allocations including information that was provided at the June 16th, 2006 meeting on Subregional Allocations. Issues discussed included the following:

- subregional process and timeline
- relationship of subregions to the larger regional allocation
- potential impacts on the regional allocation if a subregional effort fails

Issues raised and/or identified by HMC members and/or non-member attendees included the following:

- The potential benefits and drawbacks for jurisdictions that serve subregions
- Can ABAG request an extension of the 8/31/06 resolution deadline

Next Steps

Staff indicated that they would contact HCD regarding:

- a request for the attendance of an HCD representative at an HMC meeting in the near future
- a request made by several members of the HMC that the deadline for submitting resolutions to form subregions (8/31/06) be extended would be forwarded to HCD

The next Housing Methodology Committee meeting is July 27th, 2006 from 10a.m.-12 Noon.